



APPENDIX A

BUILDING TENANTS SURVEY

Survey Participants

AMEC surveyed the following people for their comments on the Wallace Building and its systems, the building site, and related issues.

- Darwin Chapman; Director DCI
- Mary Jane Olney; Director, Market Development and Administrative Services Division, Iowa Department of Agriculture and Land Stewardship
- Craig Deichmann; Facilities Engineer, Design and Construction Division General Services Enterprise
- Daryl D. Frey; Administrator, Labor Relations Program Human Resource Enterprise
- Tim Ryburn; Facilities Administrator, General Services Enterprise
- Barbra Bendon; Executive Officer, Leasing/Move Management, Design and Construction Division General Services Enterprise
- Ken Thornton, Plant Operations, G.S.E.
- Kevin Tucker, Power Plant Engineer, G.S.E.

Survey Comments

The respondents' comments and concerns about the building fell into several major categories—HVAC and air quality, electrical, building density, and building infrastructure and systems.

Although complete interview notes are not presented within this report, the following complaints and concerns were heard most often:

- Temperature control / comfort is not acceptable.
 - Extreme temperature swings are the norm. Frequently seasonal although not always.
 - Building is hot in the summer, cold in the winter.



- Metrology's labs needed to be shut down in summer when interior building temperatures were too high. The high temperatures caused petroleum ether to boil in the labs.
 - Metrology is always cold. Winter freezing problems occur in Metrology.
- Air flow quality is not acceptable.
 - Lack of air flow in general makes it difficult to maintain comfortable environment.
 - Lab exhaust hoods do not capture fumes; fumes are drawn into the return ducts.
 - Tenant life safety at issue when ethyl ether boiled on the lab tables.
 - Diesel fumes have been a problem for Metrology in the past.
- Indoor air quality is not acceptable.
 - Although this condition was not currently observed or validated, mold growth has been a problem in the past.
- Electrical service to building is not acceptable.
 - Breakers are popping too often.
 - Secondary power distribution within building is under-sized.
 - Poor lighting in the building.
- Building density is too high.
 - Target density for each person is 220 gross square feet per person.
- Problems exist with the building infrastructure and systems.
 - Elevators are becoming problematic.
 - Membrane roof has reached or exceeded design life and becoming more and more of a problem.
 - Parking ramp has serious problems.

It is noted that the issues resulting from the existing HVAC and air quality systems in the Wallace Building are not the primary fault of the Wallace Building maintenance group. System limitations in the building mechanical systems are the core problem for existing HVAC system issues present in the building.